

000442

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: October 19, 2007
TO: Elizabeth Maland, City Clerk
FROM: Gerri Bollenbach, Assistant Engineer
SUBJECT: Approval of the final map "Golden Heights"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Golden Heights". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for November 5, 2007.

NOTICE of Pending Final Map Approval

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Golden Heights" (T.M No. 207926 PTS No. 99268) located on the south side of "A" Street between 29th Street and 30th Street in the Greater Golden Hill Community Plan area in Council District 8, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 426255 PTS 99268

Attachment: Vicinity map, reduced copy of map

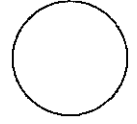
MAP NO.

000444

SHEET 1 OF 2 SHEETS

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 4504L LLC, ON NOVEMBER 8, 2003 AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND TOGETHER WITH THOSE SET, ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITION SHOWN THEREON. I WILL SET ALL MONUMENTS AS INDICATED BY THE LEGEND IN THIS MAP WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP UNLESS EXTENDED BY THE CITY ENGINEER AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET 2)



WALTER T. SCHWERIN, RCE 22130
REGISTRATION EXPIRES 9-30-2009

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENTS ACT OF THE STATE OF CALIFORNIA, AGAINST THIS SUBDIVISION.

HOSSEN RUIH, CITY ENGINEER

BY: ANNE L. HOPPE, DEPUTY
L.S. 7198

DATED: _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

DATED: _____ BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE:

FILE NO. _____

FILED THIS _____ DAY OF _____, 2007, AT _____ M. IN BOOK OF _____ AT PAGE _____ AT THE REQUEST OF WALTER T. SCHWERIN

GREGORY J. SMITH BY: _____
COUNTY RECORDER DEPUTY

FEE: \$ 10.00

GOLDEN HEIGHTS

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 20, 21, THE SOUTH 50 FEET AND EAST 5 FEET OF LOT 22, AND THE SOUTH 50 FEET OF LOTS 23 AND 24 IN BLOCK 69 OF E.W. MORSES SUBDIVISION OF PUEBLO LOT 1150 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY DECEMBER 30, 1871, TOGETHER WITH THAT PORTION OF 29TH STREET, 'A' STREET, AND THE UNNAMED ALLEY, ALL AS DEDICATED TO PUBLIC USE.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350, ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING COMMISSION RESOLUTION NO. 3840-PC DATED JANUARY 28, 2006 APPROVES 10 RESIDENTIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE FURNISHED BY: CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 803030840-U18

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.

ON _____ BEFORE ME, _____ A
NOTARY PUBLIC PERSONALLY APPEARED
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACIT(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____
A NOTARY PUBLIC IN AND/FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO.

MY COMMISSION EXPIRES: _____

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.

ON _____ BEFORE ME, _____ A NOTARY
PUBLIC PERSONALLY APPEARED
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACIT(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____
A NOTARY PUBLIC IN AND/FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO.

MY COMMISSION EXPIRES: _____

CITY CLERK CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____ AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2007

ELIZABETH MALAND
CITY CLERK

BY: _____ DATED _____
DEPUTY

OWNER'S STATEMENT:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THIS SUBDIVISION TO BE KNOWN AS GOLDEN HEIGHTS, AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

4504L LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PHILIP ATKIN, MANAGING MEMBER DATE _____

BY: ARMANDO LOPEZ, MANAGING MEMBER DATE _____

CORONADO FIRST BANK, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED NOVEMBER 2, 2006 AS FILE NO. 2006-0781506 OF OFFICIAL RECORDS.

BY: _____ BY: _____

NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC
PERSONALLY APPEARED
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACIT(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____
A NOTARY PUBLIC IN AND/FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF SAN DIEGO.

MY COMMISSION EXPIRES: _____

SIGNATURE COMMISSION STATEMENT

THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AS DISCLOSED BY DEEDS NOTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 8634B, SUBSECTION (a)(3)(A)(I) OF THE SUBDIVISION MAP ACT. THEIR INTERESTS ARE SUCH THAT THEY CANNOT OPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

CITY OF SAN DIEGO, HOLDER OF PUBLIC STREET DEDICATION PER E.W. MORSES SUBDIVISION OF PUEBLO LOT 1150 ACCORDING TO MAP THEREOF NO. 547 RECORDED DECEMBER 30, 1871.

MISSION CABLE TV, INC., HOLDER OF UTILITY EASEMENT RECORDED MARCH 25, 1990 AS FILE NO. 80-102191 OF OFFICIAL RECORDS.

COX CABLE SAN DIEGO, HOLDER OF CABLE ACCESS EASEMENT RECORDED AUGUST 17, 1988 AS FILE NO. 88-406795 OF OFFICIAL RECORDS.

SCHWERIN & ASSOCIATES 814 MORENA BOULEVARD, SUITE 101
SAN DIEGO, CALIFORNIA 92110 TEL: (619) 220-4969 FAX: (619) 220-7020

P.T.S. NO. 99268 T.M. 207926 J.O. NO. 426255 L.C. 202-1729 CCS 83: 1842-6290

GOLDEN HEIGHTS

BLOCK 90

MAP NO.

SHEET 2 OF 2 SHEETS

LEGEND

- INDICATES WILL SET LEAD & DISK MARKED "RCE 22139", AT A 7 FOOT OFFSET, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SUBDIVISION BOUNDARY
- INDICATES STREET CENTERLINE
- { } INDICATES RECORD DATA PER ROS 18072
- [] INDICATES RECORD DATA PER MAP 547
- MRD MARKED

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 4, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON NOVEMBER 14, 2005 AT POINTS "A" AND "B" AS SHOWN HEREIN. THE POINTS WERE ADJUSTED TO G.P.S. STATION 1142 & GPS STATION 244 PER RECORD OF SURVEY 14402. BEARING A-B: SOUTH 89°51'17" EAST.

THE COMBINED GRID FACTOR AT POINT "A" IS 1.00000744.
GRID DISTANCE = GROUND DISTANCE x COMBINED GRID FACTOR.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

GENERAL NOTES

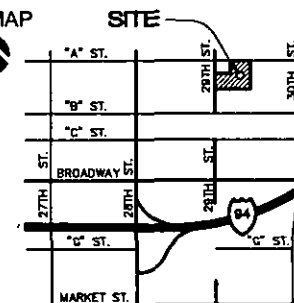
- 1) TOTAL NUMBER OF LOTS: 1
- 2) TOTAL AREA WITHIN SUBDIVISION BOUNDARY: 0.380 AC.
- 3) ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.

NOTE 'A'

FOUND PER GEORGE W. ELDER, P.L.S.: FIELD BOOK 92, PAGE 1 & FIELD BOOK 40, PAGE 63. THESE FIELD BOOKS ARE NOT PUBLIC RECORDS, BUT ARE ON FILE IN THE OFFICE OF UNIVEDT, MACOLI, & ASSOCIATES.

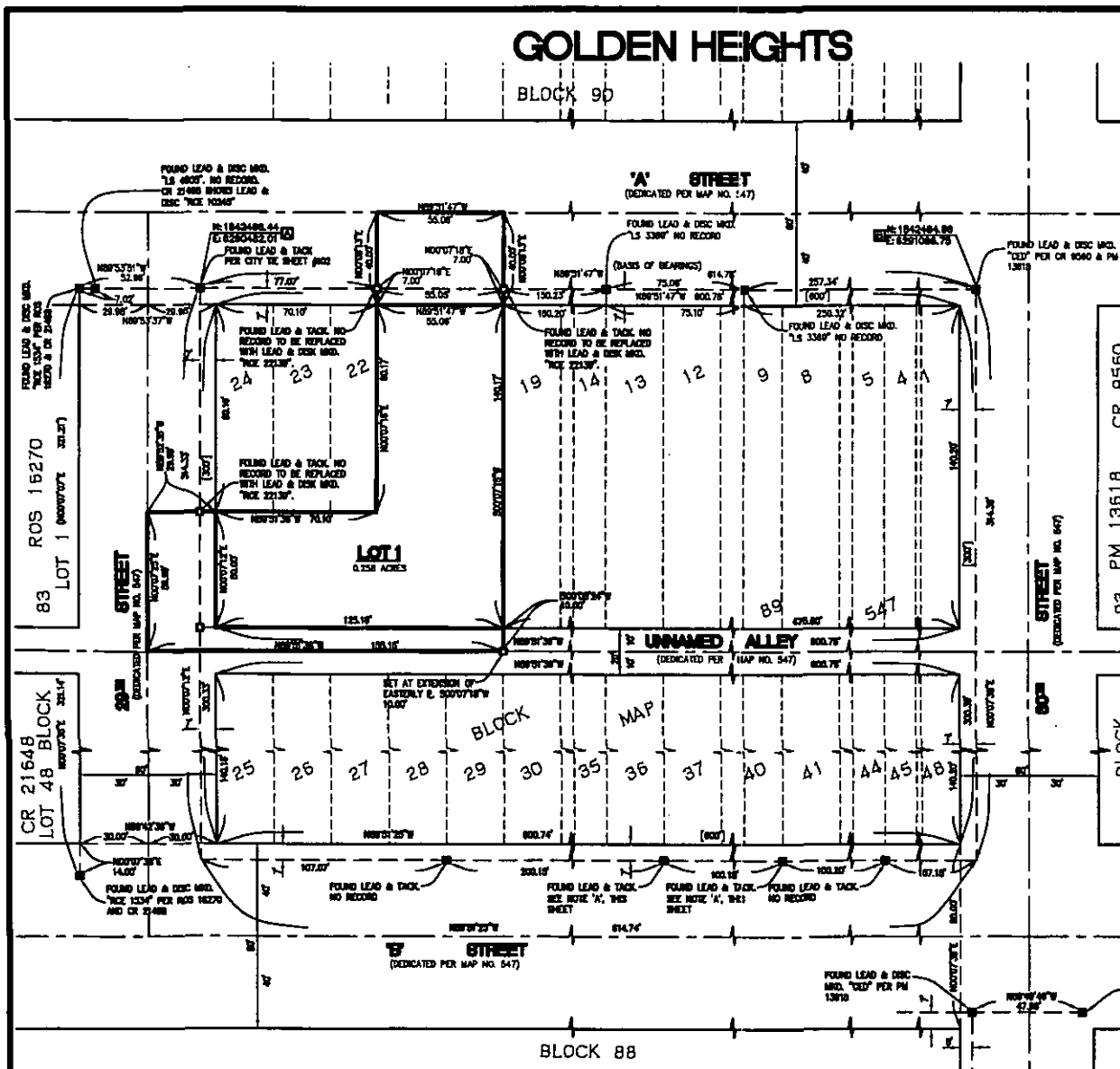
VICINITY MAP

NO SCALE



CONVERGENCE ANGLE AT STATION "A"

SCALE: 1" = 30'



SCHIERER & ASSOCIATES 614 MORENA BOULEVARD, SUITE 101
SAN DIEGO, CALIFORNIA 92110 TELE: (619) 220-4869 FAX: (619) 220-7029

T.M. 207926 J.Q. NO. 428255 PTS. NO. 99268 L.C. 202-1729 CCS&S: 1842-6290

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VICINITY MAP

NO SCALE



SITE

